

On Monday, January 6, 2025 at 5:00 p.m., the City of Wauchula Commission met for its regular scheduled workshop.

Nadaskay called the workshop to order.

Commissioners present were Russell Smith, Mayor Keith Nadaskay, Sherri Albritton, and Gary Smith.

Also present were City Manager Olivia Minshew, Assistant City Manager Sandee Braxton, Chief of Police Brandon Ball, Community Development Director Kyle Long, Community Redevelopment Agency Director Jessica Newman, Director of Project Management and Procurement Ward Grimes, City Attorney Kristie Hatcher-Bolin (Zoom) and City Clerk Stephanie Camacho.

Nadaskay gave the virtual meeting statement.

The Development Group Project Updates – Denise Grimsley

Grimsley provided updates on projects managed by The Development Group throughout the County.

Commissioner Appointment Considerations

The Commission interviewed two candidates for the vacant seat for District 1.

Anne Miller – 820 Heard Bridge Rd

Garry Phillips – 324 Shelton Ave

Both candidates introduced themselves, provided an overview of their background and experience, and answered questions from the Commissioners. Commissioners asked each candidate the following questions:

- Can you give an example of how you have worked with the community to address local concerns?
- Why did you decide to apply for the vacancy now rather than during the election period?
- Do you have any specific areas of concern regarding the services we provide to our citizens?
- If you had a magic wand to fix anything you want in the City of Wauchula, what would it be?
- How do you think your skills, education or experience can enhance the City of Wauchula Commission?

Ordinance 2024-17 Capital Improvement Element

Marisa Barmby – Central Florida Regional Planning Council

Barmby provided a presentation explaining the ordinance, amending the code to include the updated 5-year capital improvement and CIP table.

Strategic Plan Review

Minshew presented updates on the City's strategic plan dashboard.

Solid Waste Rate Modifications

Minshew recapped the previous discussion regarding rate changes suggested by the consultant after the solid waste rate study. Braxton presented rate modification options, requesting direction from the Commission to begin preparing an ordinance.

Lease Agreement – Send Me Missions

Lease Agreement – Drug Free Hardee

Minshew presented the lease agreements for the shared space at 303 W Main St. She explained both tenants requested to add a Right of First Refusal (ROFO) clause, which would allow one organization to have first rights to take over the space in the event that the other organization decided to move out.

Some discussion was had and the Commission decided to remove the ROFO, stating they wanted to give a rental opportunity to other 501(c)(3) organizations if the space became available.

Special Event Application – Hometown Happy Hour

Newman presented the request for this downtown event.

Bad Debt Write-Off

Braxton presented the utility customer debt to the Commission.

Surplus Vehicles

Grimes presented vehicles to the Commission that were ready to be deemed as surplus.

ITB 24-06 Wastewater Residuals Hauling & Disposal Award Recommendation

Minshew presented the recommendation requesting the bid be awarded to Appalachian Material Services.

CITY ATTORNEY REPORT

No report given.

CITY MANAGER REPORT

Report given by Minshew.

CITY COMMISSIONER REPORTS

No report given.

PUBLIC COMMENT

Alejandro Farfan was present to request consideration of amending the code to allow permanent food trucks in the HC-1 district. Farfan stated he would like to put a food truck on the vacant lot at the corner of Main St/8th Ave however, it was not permitted in the current land development code. Much discussion was had regarding the code requirements between the Commission and staff. The Commission was open to looking into available options.

Nadaskay closed the Commission workshop and opened the CRA workshop.

Revitalization Grant Application for 216-222 W Main St

Alejandro Farfan was present and requested approval for funding from the program to make the following improvements:

- Repair and paint the wood sections on the outside of the windows
- Install new outlets, switches, and lighting circuit for a new sign
- Plumbing improvements
- New awning cover
- New signage

With no further business to discuss, Nadaskay adjourned the workshop at 7:20 p.m.

Richard K. Nadaskay, Jr., Mayor

Stephanie Camacho, City Clerk